

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT General Services Agency	(2) MEETING DATE 4/2/2013	(3) CONTACT/PHONE Janette Pell, 781-5200	
Request to approve a contract with ARCADIS of California, LLC (Clerk's File) to provide Construction Management Services not to exceed \$2,142,052 for the Women's Jail Expansion project located at 1065 Kansas Avenue, San Luis Obispo CA. District 2.			
(5) RECOMMENDED ACTION It is recommended that the Board: <ol style="list-style-type: none"> 1. Approve the contract for Construction Management Services with ARCADIS of California, LLC not to exceed \$2,142,052 for the Women's Jail Expansion capital project and instruct the Chairperson to sign the agreement. 2. Authorize a Budget Adjustment Request in the amount of \$203,540 from the Detention Facility Reserves to the Women's Jail Expansion capital project for the Construction Management Services Pre-Construction Phase by four-fifths vote. 			
(6) FUNDING SOURCE(S) Detention Facility Reserves	(7) CURRENT YEAR FINANCIAL IMPACT \$ 135,701	(8) ANNUAL FINANCIAL IMPACT FY 2013-14 \$ 589,834 FY 2014-15 \$ 695,992 FY 2015-16 \$ 558,727 FY 2016-17 \$ 161,798	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) 0019001246		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: 1213107 <input checked="" type="checkbox"/> 4/5th's Vote Required <input type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input type="checkbox"/> N/A Date: 7/18/2006; 7/17/2007; 12/4/2007; 1/29/2008; 3/11/2008; 9/21/2010; 2/22/2011; 12/13/2011; 4/10/2012; 6/19/2012; 8/28/2012; 12/11/2012; 12/18/2012; 3/26/2013	
(17) ADMINISTRATIVE OFFICE REVIEW Vincent Morici			
(18) SUPERVISOR DISTRICT(S) District 2 -			

County of San Luis Obispo



TO: Board of Supervisors

FROM: General Services Agency / Janette Pell, 781-5200

DATE: 4/02/2013

SUBJECT: Request to approve a contract with ARCADIS of California, LLC (Clerk's File) to provide Construction Management Services not to exceed \$2,142,052 for the Women's Jail Expansion project located at 1065 Kansas Avenue, San Luis Obispo CA. District 2.

RECOMMENDATION

It is recommended that the Board:

1. Approve the contract for Construction Management Services with ARCADIS of California, LLC not to exceed \$2,142,052 for the Women's Jail Expansion capital project and instruct the Chairperson to sign the agreement.
2. Authorize a Budget Adjustment Request in the amount of \$203,540 from the Detention Facility Reserves to the Women's Jail Expansion capital project for the Construction Management Services Pre-Construction Phase by four-fifths vote.

DISCUSSION

The General Services Agency requests the Board approve a contract for construction management services with ARCADIS of California, LLC (ARCADIS) for the Women's Jail Expansion (WJE) project. Construction management services are critical on large, technically complex construction projects. The firm selected to be the construction manager becomes the County's principal agent to advise and manage the processes involved in developing, constructing and completing the project. Construction managers have the expertise to apply professional management practices to construction projects for the purpose of controlling time, cost, scope and quality.

Background

The County was a successful applicant in the competitive process and was awarded approximately \$25 million in AB 900 funds which amounts to 75% of the original estimated project expense for the WJE project. Expenses related to project administration, design, permits and construction management are not eligible to be funded with AB 900 funds. However these expenses do count toward the County's obligatory contribution of matching funds associated with the State requirements for the use of AB 900 funding for construction of local correctional facilities.

The project currently consists of three components.

1. A new housing unit for women inmates and a new medical facility with space for programming that will serve the entire jail complex (Base Bid).
2. A new security system to serve the entire jail complex. The new system will replace an aging security system that uses outdated and unsupported technology (Base Bid).
3. Remodel of the existing Intake/Release Center (IRC) and Sally Port (Optional Bid).

Selection Process

In October 2012 the County released the Request for Statement of Qualifications (RSOQ) for Construction Management (CM) Services for the WJE project. The RSOQs were due in November 2012 and six CM firms responded.

A CM firm selection panel was appointed by the WJE steering committee with representatives from the General Services Agency, County Public Works, County Administrative Office, the Sheriff's Office, and Cannon Corporation. The panel reviewed and scored the RSOQs and selected two firms for interviews. The rating system and interviews were qualifications-based and the firms' proposed fees were not viewed until the final selection was made.

Firms were evaluated based on their experience in providing CM services for detention facilities, their staff's experience and availability for the WJE project, their track record in controlling construction costs including change orders and claims, and their project documentation and scheduling capabilities.

Following the interviews, ARCADIS was chosen by the selection panel as the preferred CM firm for the WJE project. ARCADIS is an international project construction management and environmental services firm with more than 6,200 employees in the U.S., and more than 21,000 around the world. They have local offices in Santa Maria and San Luis Obispo. Additionally they have the desired experience with detention facilities including work within a secured perimeter. They were also selected because of their strong project documentation capabilities.

ARCADIS is currently completing their CM role at the new California Men's Colony (CMC) 50-bed Mental Health Crisis Facility. Since the CMC project is nearing completion, ARCADIS' qualified staff will be able to begin working on the WJE project immediately.

Scope of Work

The scope of work for CM services was determined based construction activities planned to occur over a 36 month time frame. The contract with ARCADIS includes pre construction and post construction activities and is scheduled for 43.5 months. The contract has been divided into three major phases of work to be completed by ARCADIS that includes: 1) pre-construction and bidding, 2) construction, and 3) post-construction.

Pre-construction and bidding phase

The pre-construction and bidding phase includes performing Building Information Modeling (BIM) and clash detection. BIM will take the WJE project plans and create a 3-dimensional model. This model will be used to determine if there is any interference (clash) between components of the building such as plumbing, electrical, structure, fire sprinklers, etc. The benefit of this is to resolve as many problems in pre-construction thus limiting change orders and costly rework. Finding issues pre-construction can also have the benefit of potentially shortening the project schedule.

The following tasks will also be performed at the pre-construction and bidding phase:

- Preparing a final independent construction cost estimate.
- Providing constructability review.
- Developing a master project schedule and logistics plan.
- Preparing RSOQs for the Inspector of Record (IOR), Storm Water Pollution and Pollution (SWPPP) monitoring, facility commissioning, and special inspections and testing.
- Assisting with project bidding and bid review.

Construction phase

One of the most critical tasks during construction is managing change orders. Changes to project costs due to delays, unforeseen conditions, discontinued materials, owner requests, or conflicts in the construction documents are a normal occurrence during construction. How change orders are addressed can mean the difference between a successful project and one with continuing cost overruns or ending with claims and litigation. Requests for reimbursement for changes during construction can become a critical issue depending on how the change will affect the critical path of the project schedule. Effective handling of change orders is an essential component of sound construction management.

The CM is the first point of contact for change order requests and takes the lead in providing independent evaluation of change orders and management of the process to address change orders. Timely and effective evaluations of change orders help minimize project risks to cost and schedule. The CM will also document all project changes and their impacts to project schedule and cost.

Along with managing change orders, ARCADIS will be responsible for the following tasks in the construction phase:

- Administering all construction contracts.
- Providing full-time, on-site construction management services to observe and report on the progress of the executed work.
- Reviewing and determining the acceptability of all contractor schedules and plans.
- Coordinating with contractors, architects, engineers, inspectors, and County project management team regarding construction progress and performance.
- Establishing and maintaining a project file database.
- Overseeing project commissioning and closeout.

Post-construction phase

The following tasks will be performed by ARCADIS during the post-construction phase:

- Preparing a final construction summary report
- Coordinating the General Contractor's final de-mobilization from the project site.

OTHER AGENCY INVOLVEMENT/IMPACT

County Public Works, County Administrative Office, Sheriff's Office, and Cannon Corporation were represented as member of the CM firm selection panel. County Counsel reviewed the contract as to form and legal effect.

FINANACIAL CONSIDERATIONS

The fees for the CM services agreement total \$2,142,052, and are included in the current estimated expense and contingencies for the WJE project. The schedule and fees have been divided into three major phases of work to be completed by ARCADIS that includes: 1) pre-construction and bidding, 2) construction, and 3) post-construction, as listed in the table below.

Phase	Duration	Cost
Pre-construction and bidding	180 calendar days	\$ 203,540
Construction	1095 calendar days	\$1,933,312
Post-construction	30 calendar days	\$ 5,200
Total	1305 calendar days	\$2,142,052

The schedule and fee for the construction phase listed above includes work done for the remodel of the existing Intake Release Center (IRC) and Sally Port, the optional bid portion of the project. If the optional bid portion of the project is not pursued, then the total CM schedule and fees will be reduced by approximately 120 calendar days and \$200,000.

The budget adjustment request of \$203,540 from Detention Facility Reserves represents the amount needed for the pre-construction and bidding phase of the project only. The construction and post-construction phase budget adjustment of \$1,938,512 will occur in September or October of 2013, to align with the award of the construction agreement and budget adjustment request.

RESULTS

It is intended that the WJE project will continue to progress with the expanded capacity of the women's jail by up to 155 beds, alleviate overcrowding conditions and provide capacity for the future. It will also provide improved medical facilities for both male and female inmates, additional space for rehabilitation programs such as counseling and education. Replacement of the entire electronic security system within the existing jail complex could potentially result in reduced maintenance and repair costs and will improve jail security. The County would offset approximately \$25.1 million of the expense for the new facilities b use of the State funds. The facility improvements will contribute to a safer community.

ATTACHMENTS

1. Vicinity Map
2. ARCADIS of California, LLC Contract